

21 CROWNINSHIELD ROAD

COMMENTS ON REVISED 40B PROPOSAL

Crowninshield
Neighborhood
Steering
Committee
Planning Board
Presentation
June 4, 2015

KEY ISSUES

- Opportunity for award-winning affordable housing design
- Sensitive, contextual design in an historic neighborhood
 - Scale and Massing
 - Façade and Style
- Adaptive reuse of historic building
- Parking and Traffic
- Green Space

OPPORTUNITY FOR AWARD WINNING AFFORDABLE HOUSING DESIGN

OLMSTED HILL



SENSITIVE CONTEXTUAL DESIGN: SCALE, MASSING, AND STYLE

SENSITIVE CONTEXTUAL DESIGN

- Good design should take into account context of neighborhood scale, massing, and style
- Neighborhood works well architecturally because buildings share:
 - Common architectural details
 - Similar scale and massing
 - Harmonious variety of materials and styles

PRESERVATION COMMISSION STUDY REPORT

CROWNINSHIELD LHD 2/15

- “The vast majority of buildings in the Crowninshield neighborhood are designed in various interpretations of
 - the Shingle Style,
 - American Arts and Crafts,
 - Craftsman,
 - Colonial Revival and
 - Georgian and Federal Revival styles.
- The houses are of wood frame construction and clad with stucco, brick veneer or wood clapboards.
- Characteristic details include
 - a highly articulated front entry portico and/or porch,
 - decorative eaves,
 - exposed rafter tails, and
 - projecting bay windows.”

CONCERNS OF BROOKLINE WITH SCALE AND MASSING OF ORIGINAL PROPOSAL

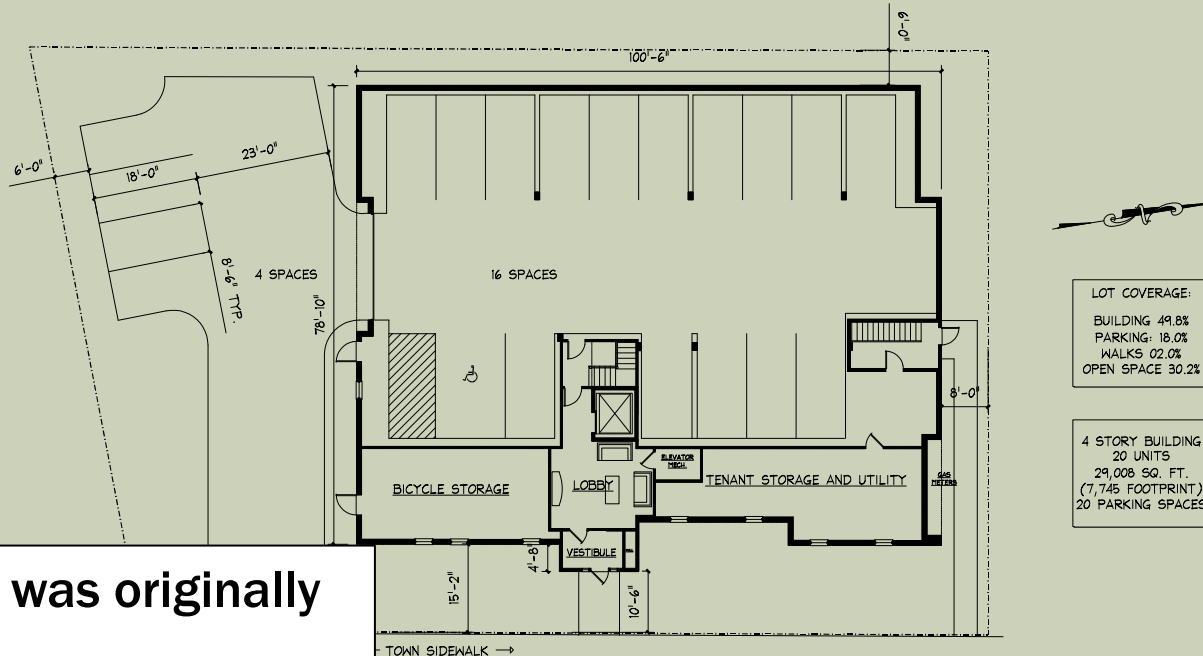
- “The conceptual plan as designed is not appropriate for the site because it:
 - Introduces a building form, architectural style, and design elements incongruent with the architecturally coherent Crowninshield neighborhood
 - Does not break up the four story vertical massing so that it relates to the height and scale of the surrounding homes.”*

SIZE, SCALE, AND ARCHITECTURAL REFINEMENTS

“The Applicant should be prepared to address Municipal and abutter concerns relative to the size, scale and architectural style of the proposed building and its impact on the character of the surrounding neighborhood, and to fully describe proposed measures to mitigate these concerns.” *

*MassHousing PEL letter 4/9/15

SCALE AND MASSING: REVISED PROPOSAL INCREASED FOOTPRINT



LOT COVERAGE:
BUILDING 49.8%
PARKING 18.0%
WALKS 02.0%
OPEN SPACE 30.2%

4 STORY BUILDING
20 UNITS
29,008 SQ. FT.
(7,745 FOOTPRINT)
20 PARKING SPACES

- Footprint was originally **5,671 SF**
- New footprint is **7,745 SF**
- Footprint of building grew from 36.45% to 49.8% of site

TOWN SIDEWALK →

Crowninshield Road

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Crowninshield Road
Brookline, MA May 28, 2015

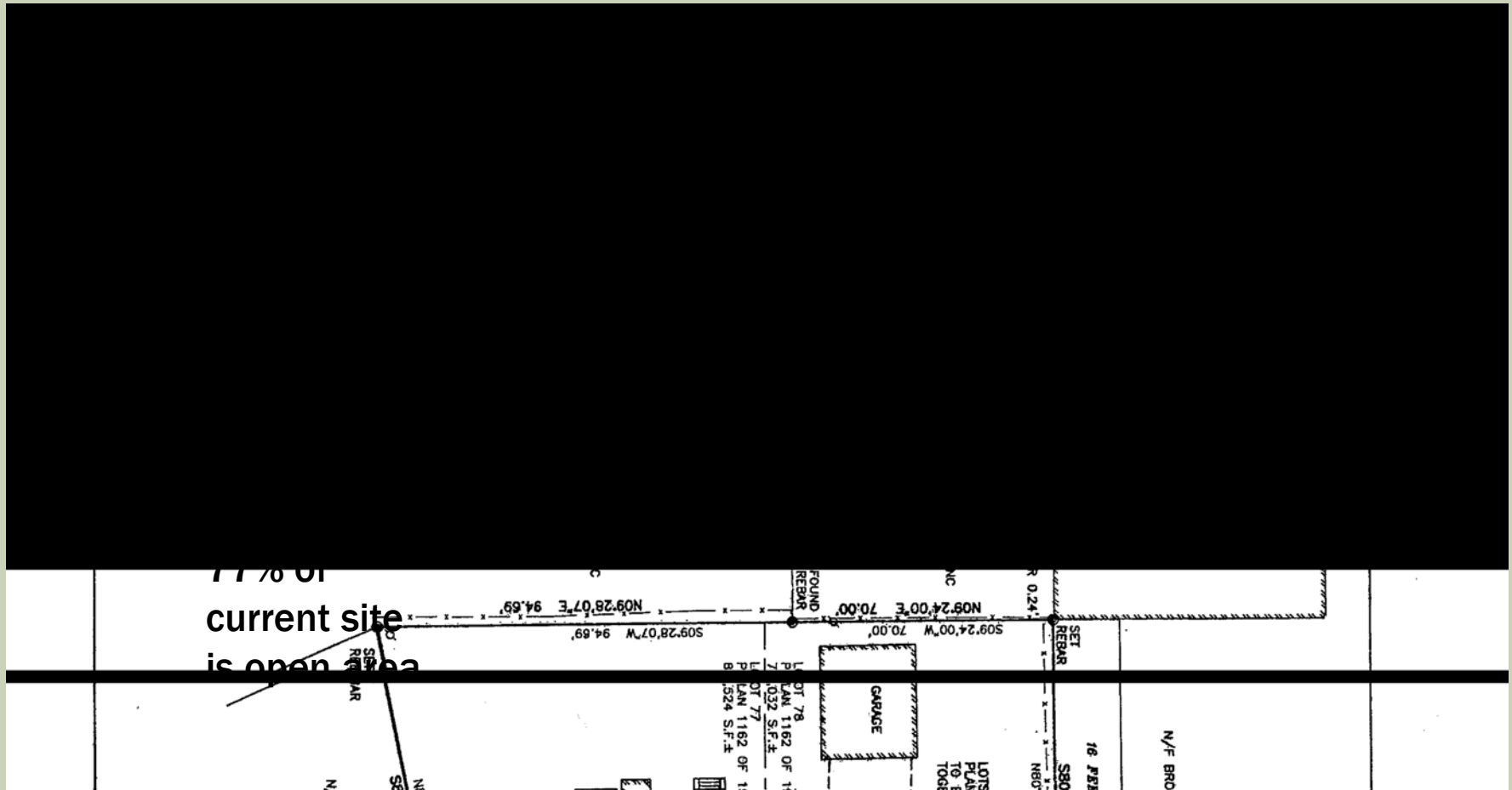


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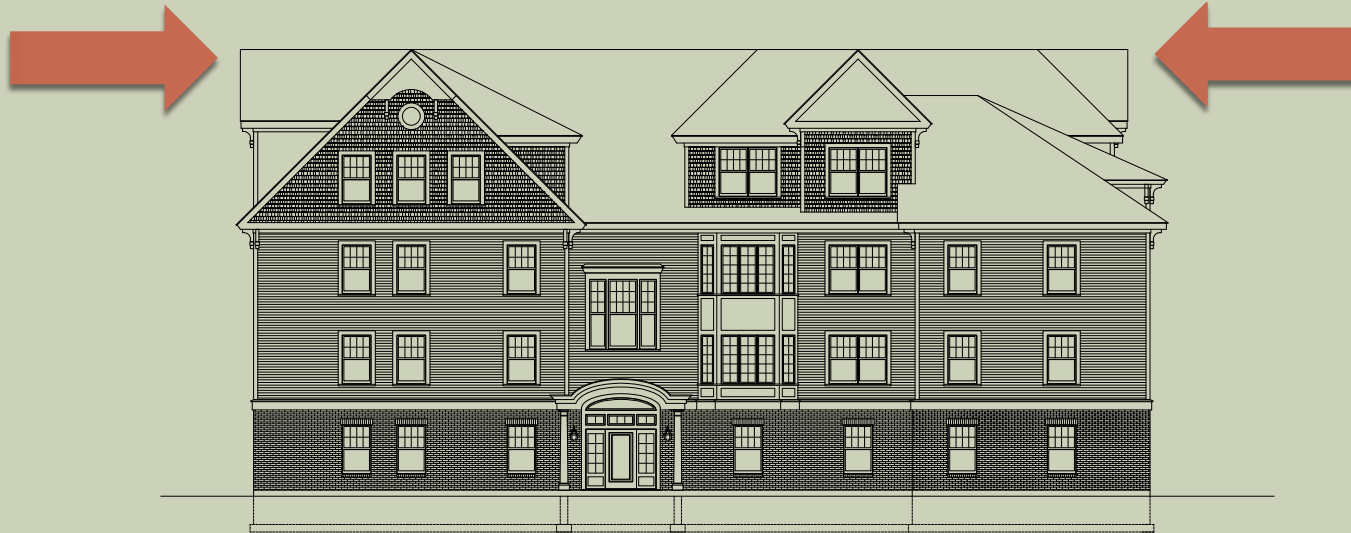
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ORIGINAL BUILDING FOOTPRINT



HEIGHT

- Building is 4 stories, 50 feet high
- Most neighborhood homes are 2.5 stories



FRONT ELEVATION

SCALE 3/16" = 1'-0"

Crowninshield Road
Brookline, MA May 28, 2015

SCALE AND MASSING SOLUTION: DRAW ON PRECEDENT OF ST. AIDAN'S 3 STORY TOWNHOUSE

- Height, scale, and massing are compatible with neighborhood
- Multiple entries
- Asymmetrical façade
- Varied rooflines break down size of building



SCALE AND MASSING OPPORTUNITIES

- Put parking underground, as done at St. Aidan's, to reduce stories from four to three.
- Explore opportunities to break up massing.

FAÇADE AND STYLE

--TOWN CONCERNS

- “The plan overlooks opportunities to acknowledge the proportions and architectural elements of the surrounding homes to better integrate the project into this community.”
- “By borrowing from the range of dormer styles and exterior materials characteristic of the neighborhood, the project can be designed so that it is more sensitive to its architectural context.” *

GRIGGS TERRACE—A PRECEDENT

“Other districts in Brookline provide cases of how more densely built units and single family housing can be integrated...The 1920’s three story stucco row houses at Griggs Terrace read as attached single family housing, and their height, scale, building style, and varied roof forms relate compatibly to a neighborhood comprised of single- and two-family homes.” *



* Town of Brookline Response to MassHousing 4/1/15

Façade and Style: Draw on neighborhood context of Craftsman/Colonial Revival Houses



**16 Crowninshield Rd., 1910,
Johnson House, Oscar Johnson**



**21 Crowninshield Rd., 1910, Louis
and Isabella Ross House**



**39 Adams St., 1910, Johnson
House, Oscar Johnson architect**



**25 Crowninshield Rd., 1912,
Stephen Johnson House, Ramsay**



**38 Crowninshield Rd., 1913,
Ceppi House, Sheehan**



**35 Adams St., 1913, Johnson House,
Oscar Johnson architect**

FAÇADE AND STYLE--DETAILS



FACADE AND STYLE DETAILS (CONT).



FAÇADE AND STYLE OPPORTUNITIES

- Look more closely at the details of surrounding houses
- Select those that work together as a coherent whole rather than randomly selecting details
- Find more opportunities using details to break down the vertical massing
- Sculpt the street facing sides of the building to alleviate the flatness of the surface
- Incorporate building materials of neighborhood homes

ADAPTIVE REUSE

THE ADAPTIVE REUSE OPPORTUNITY— BROOKLINE EXAMPLES

- Adaptive Reuse of Historic Buildings in Affordable Housing
 - St. Aidan's
 - Putterham Place

ST. AIDAN'S



“The nearby St. Aidan’s 40B development is a case study in how adaptive reuse of a historic church, sensitive design, and the protection of natural resources worked to conserve the existing streetscape in that district.” *

***Town of Brookline Response to MassHousing 4/1/15**

PUTTERHAM PLACE

Restored Building: Infant Jesus Rectory (2 units).



New Construction: 9 single-family attached/detached units



TRAFFIC AND PARKING

PARKING

“The Applicant should be prepared to address Municipal and abutter concerns relative to the location, size and layout of the proposed parking area, and to work with the Municipality to explore possible changes to the site plan.” *

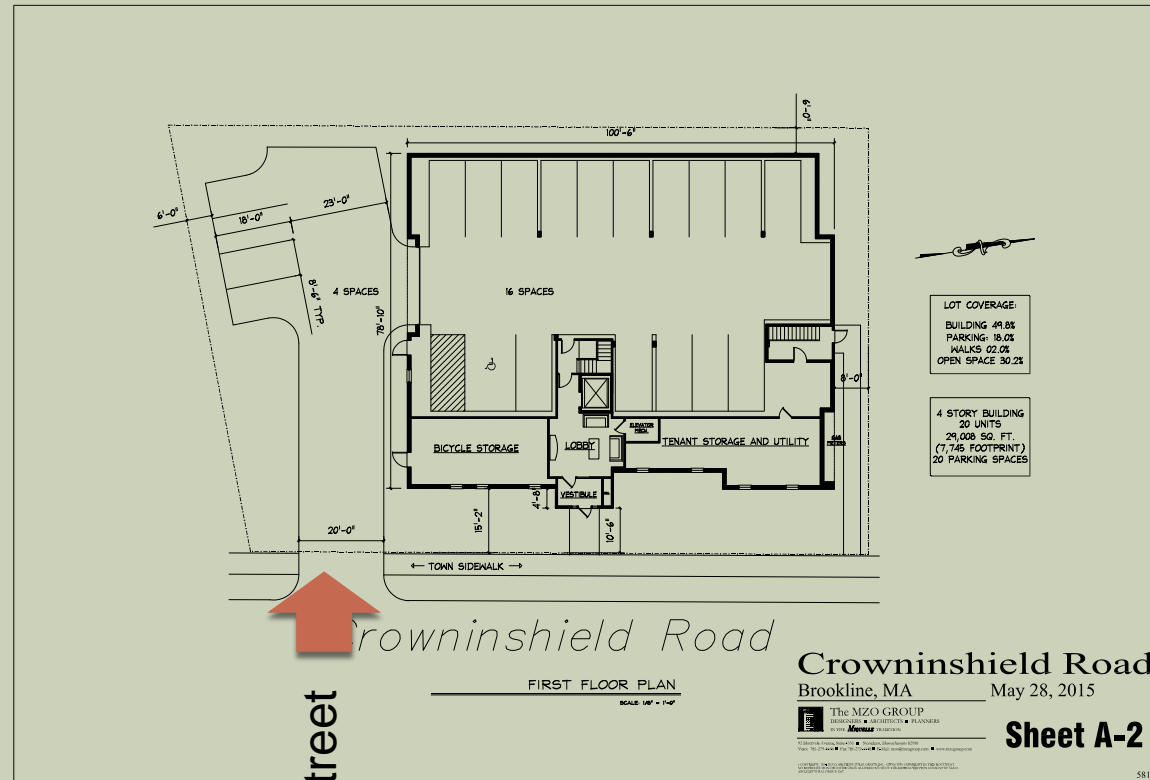
*** MassHousing PEL letter 4/9/15**

TRAFFIC & PARKING CONCERNS NEED FURTHER ATTENTION

- "At 20- to 23-feet wide, the driveway is as wide as the cross-streets, in particular Adams Street. Because the driveway directly aligns with Adams Street, it visually extends that roadway.
- Moreover...the two way driveway, for the number of parking spaces proposed, raises concerns about possible traffic safety at the access point where vehicles are both entering from and exiting onto a one-way Crowninshield Road at the Adams Street intersection. (Adams Street is a two-way street, which further compounds the traffic access concerns.) ...
- The Town anticipates additional traffic impact on Adams Street." *

*Town of Brookline Response to MassHousing 4/1/15

PARKING ACCESS ON SOUTH CREATES TRAFFIC PROBLEMS



PARKING ACCESS ALTERNATIVE

- Consider putting parking access on north side of property
- Make Crowninshield two way only to parking access,
 - To avoid traffic impact on Adams Street from vehicles cutting through neighborhood to avoid Commonwealth Avenue traffic.

OTHER PARKING ISSUES

- **Proposal 2 parking is within the building at grade level**
 - This increases scale, size, and massing of building.
 - And the location of the parking continues to create a traffic problem directly off Adams Street.
- **Question whether**
 - 20 parking spaces are adequate for size of building?
 - 4 visitor spaces are adequate to keep visitors from parking on Adams and Crowninshield (no parking allowed)?

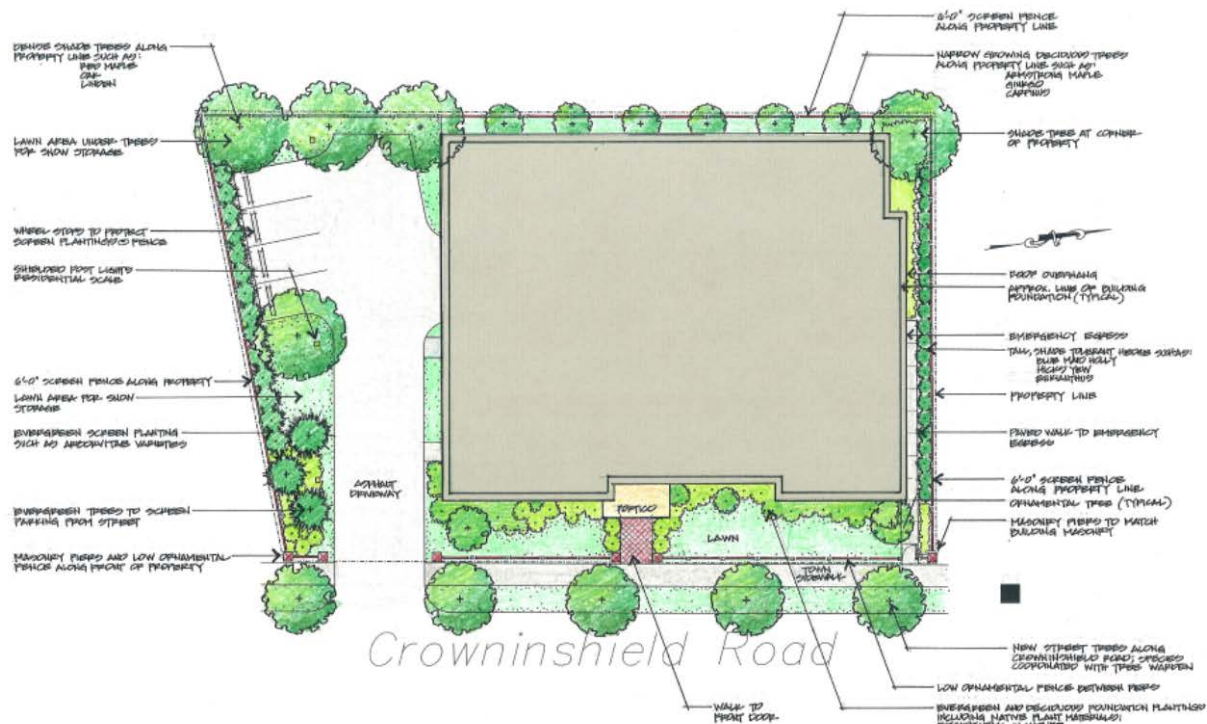
GREEN SPACE

GREEN SPACE

- “Sufficient landscaped buffering along the perimeter of the site, comparable to what has been removed, would be an imperative design criteria for a future project on this site.”*

*Town of Brookline Response to MassHousing 4/1/15

GREEN SPACE PROPOSAL



LANDSCAPE
DEVELOPMENT PLAN SCALE 1/8" = 1'-0"

Crowninshield Road

Brookline, MA

May 12, 2015

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Sheet L-1

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GREEN SPACE NEEDS FURTHER ATTENTION

- Virtually no usable green space for its tenants
- Does not indicate the actual height of planting to be provided on completion of project.
 - Town had emphasized importance replacing what had been removed that created effective buffer.
- New vegetation should grow to height of building
- No existing vegetation to be preserved because it was all removed
- Set backs are still very tight and questioned by various town departments
- Lack of green space increases water surface run-off issues (not enough land to absorb rain & snow)

CONCLUSION

BOARD OF SELECTMEN

- “The project as designed is not appropriate for the site because its scale, layout and parking configurations are incongruent with the existing development pattern of the carefully conserved, architecturally significant Crowninshield neighborhood.”
- “We urge MassHousing to encourage the developer to work with Town so that the project relates more compatibly to the Crowninshield neighborhood, a cultural asset to the Brookline community.” *

***Town of Brookline Response to MassHousing 4/1/15**

WHAT NEIGHBORS WOULD LIKE PLANNING BOARD AND DEVELOPER TO CONSIDER

- Opportunities to improve project
- Alternatives to designs that have been proposed
- Consider concerns regarding
 - Adaptive reuse
 - Context
 - Scale, Massing, Style
 - Parking and Traffic
 - Green space